080.0	0006	0001.D	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,400 /	699,400
					USE VALUE:	699,400 /	699,400
					ASSESSED:	699,400 /	699,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
292		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY THOMAS J
Owner 2:	M/T DOHERTY MARIE
Owner 3:	
Street 1:	1337 MASS AVENUE UNIT 111
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,840 Sq. Ft. of land mainly classified as Two Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 2163 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6840.000	305,500		393,900	699,400
Total Card	0.157	305,500		393,900	699,400
Total Parcel	0.157	305,500		393,900	699,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.32 | /Parcel: 323.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	49824
GIS Ref	
GIS Ref	
Insp Date	09/17/18

!6518!

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0006-0001.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	305,600	0	6,840.	393,900	699,500	699,500	Year End Roll	12/18/2019
2019	104	FV	248,800	0	6,840.	399,500	648,300	648,300	Year End Roll	1/3/2019
2018	104	FV	248,800	0	6,840.	298,200	547,000	547,000	Year End Roll	12/20/2017
2017	104	FV	248,800	0	6,840.	270,100	518,900	518,900	Year End Roll	1/3/2017
2016	104	FV	248,800	0	6,840.	258,800	507,600	507,600	Year End	1/4/2016
2015	104	FV	234,500	0	6,840.	219,400	453,900	453,900	Year End Roll	12/11/2014
2014	104	FV	234,500	0	6,840.	208,200	442,700	442,700	Year End Roll	12/16/2013
2013	104	FV	234,500	0	6,840.	198,100	432,600	432,600		12/13/2012

PRINT

Date	Time
12/10/20	21:17:00

LAST REV

Date	Time
10/02/18	11:33:15
apro	
6518	

USER DEFINED

Prior Id # 1:	49824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16424-397		9/1/1985		50,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/28/2009	Measured	189	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	243	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6840		Sq. Ft.	Site		0	70.	0.82	5			Med. Tr	-10					393,878						393,900	

Total AC/HA: 0.15702 | Total SF/SM: 6840 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 393,878 | Spl Credit | Total: 393,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375357
Depreciation:	69816
Depreciated Total:	305541

COMMENTS

EST BMT APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

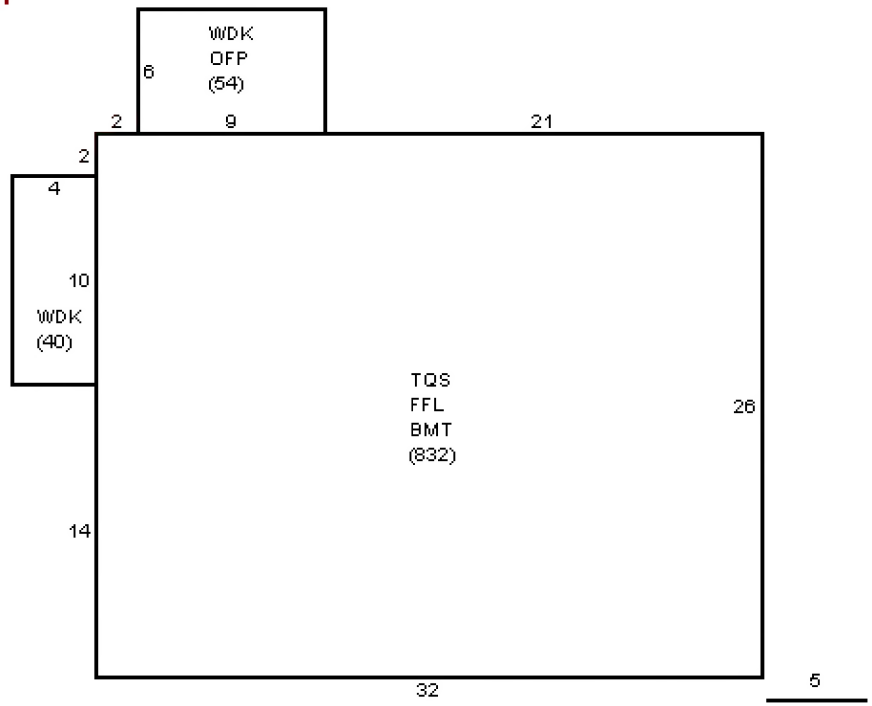
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	125.41
Final Total:	305500	Val/Su SzAd	209.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	65.690	54,651
FFL	First Floor	832	141.030	117,340
TQS	3/4 Story	624	141.030	88,005
WDK	Deck	94	15.920	1,496
OFP	Open Porch	54	43.780	2,364

Net Sketched Area:	2,436	Total:	263,856
Size Ad	1456	Gross Are	2644	FinArea	2163
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0006-0001.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	